

CHAPTER 18.36

Improvements and Utilities

18.36.010 Improvements to be constructed by subdivider.

The following improvements shall be constructed at the expense of the subdivider in a manner which is consistent with sound construction practices and this Title. Where specific requirements are spelled out in other sections of these regulations, they shall apply:

- A. Road grading and surfacing;
- B. Curbs, gutters and driveways;
- C. Sidewalks;
- D. Sanitary sewer laterals;
- E. Storm sewers or storm drainage system, as required;
- F. Water distribution system;
- G. Street signs at all street intersections;
- H. Permanent reference monuments and monument boxes;
- I. Street lighting;
- J. Underground electric and communication utility lines and services, and all street lighting circuits;
- K. Other facilities as may be specified or required by the Planning Commission. (Ord. 673 87, 1987)

18.36.020 Improvements required for development of half-streets.

A. Arterial and collector streets. The developer shall construct all of the improvements required by Section 18.36.010, on the half-street, which is dedicated, with not less than two (2) traffic lanes completed.

B. Local streets. Development of half-streets designated as local streets shall not be permitted unless:

1. The developer obtains for the City a dedication from the abutting land owner of the other one-half (½) of the street; and
2. The developer obtains from the abutting landowner an agreement, in a form satisfactory to the City, which guarantees the cost of the improvements and construction of the same within time suitable to the City; and

3. The developer guarantees the construction of the improvements, as required in Section 18.36.010 above, on the half-street which he or she is dedicating.

C. Building permits shall not be issued for lots fronting on half-streets unless the requirements of this Section and Subsection 18.36.050.A. below are complied with.

D. Certificates of occupancy shall not be issued for lots fronting on half-streets unless:

1. Arterial and collector streets. The requirements of Subsection 18.36.050.B. below are met and not less than two (2) traffic lanes are completed.

2. Local streets. The requirements of Subsection 18.36.050.B. of this Title are met, which includes development of the entire street and not just one half (½) of the street. (Ord. 673 87, 1987)

18.36.030 Construction inspection, material testing and final plans.

A. The developer shall notify the City in advance of any construction work in order to permit the City to conduct certain inspections.

B. The developer shall, at his or her expense, and as directed by the City, provide the City with a reasonable number of test reports of materials used in the subdivision improvements. Such testing to be made on asphaltic paving material, street base material and other material as may reasonably be required by the City.

C. The developer shall provide the City, at no expense, three (3) sets of "as built" drawings and plans of all subdivision improvements as constructed by the developer within one hundred twenty (120) days following the completion of the improvements and one (1) reproducible set of drawings and plans within thirty (30) days of the City's acceptance of the improvements, signed and dated by the person attesting to the accuracy of the as-builts. (Ord. 673 87, 1987)

18.36.040 Maintenance bond.

A. Following the completion of the installation or construction of streets, curb and gutters, sanitary sewers, water works improvements and other subdivision improvements, the developer shall call for, and the City shall provide, a final inspection of required subdivision improvements. Upon approval of said construction, the City shall issue to the developer a statement approving the subdivision improvements.

B. The developer shall, upon receiving written approval from the City of the construction of subdivision improvements, provide the City with adequate surety covering the maintenance of all subdivision improvements for a period of one (1) year. Said surety to be subject to the approval of the City.

C. The developer shall, during said one-year maintenance period, provide any and all maintenance and repair required on the subdivision improvements and as directed by the City. At the end of the one-year maintenance period, the developer and the City shall conduct a final inspection of all subdivision improvements and the developer shall, where necessary, and at the direction of the City, provide any and all final maintenance and repair to all subdivision improvements prior to the City's letter of acceptance of the same for maintenance purposes. (Ord. 673 87, 1987)

18.36.050 Issuance of building permits and certificates of occupancy.

A. A building permit shall not be issued until the following improvements have been installed by the developer and inspected by the City Public Works Department:

1. Water mains.
2. Sewer mains.
3. Fire hydrants within five hundred (500) feet of construction site.

B. A certificate of occupancy shall not be issued until all of the improvements to be constructed by the developer as specified in Section 18.36.010 above are completed and approved by the Public Works Department. Exception: If a condition exists which is beyond the control of the developer, such as weather or frozen ground, and prevents completion of the development, then a certificate of occupancy may be issued provided the following items are completed:

1. Curb, gutter and sidewalk are installed.
2. All required utilities are installed including fire hydrants.
3. Street grading and base construction are complete.

4. The developer places in escrow with the City an amount equal to one hundred twenty-five percent (125%) of the cost of completing the development. Such cost to be determined by the developer and acceptable to the City Public Works Department.

5. The developer agrees in writing to complete the required development within two hundred seventy (270) days of placing the funds in escrow with the City. If the development is not completed within the specified time period, the City shall use the escrowed funds for completion.

6. The required developments under this Section shall be inspected and approved by the Public Works Department prior to issuance of a certificate of occupancy.

C. The provisions of this Section should not be construed as requiring development of an entire subdivision prior to obtaining a building permit or certificate of occupancy. A subdivision may be developed in phases with the provisions of this Section being applied to each phase. A minimum phase shall be total development of the length of one (1) street between intersecting streets. (Ord. 673 87, 1987)